140.A	0001	0046.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	799,100 /	799,100
USE VALUE:	799,100 /	799,100
ASSESSED:	799,100 /	799,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	SPEAKMAN DANIELLE
Owner 2:	MCKNIGHT ALISTAIR
Owner 3:	
Street 1:	46 MT VERNON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROBBINS ALEXANDER D & JODI E -
Owner 2:	-
Street 1:	46 MT VERNON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Vinyl Exterior and 2188 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	796,600	2,500		799,100
Total Card	0.000	796,600	2,500		799,100
Total Parcel	0.000	796,600	2,500		799,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.22 | /Parcel: 365.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
310738			05/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 140.A-0001-0046.2

!15672!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	796,600	2500	.		799,100		Year end	12/23/2021
2021	102	FV	773,200	2500	.		775,700		Year End Roll	12/10/2020
2020	102	FV	761,400	2500	.		763,900	763,900	Year End Roll	12/18/2019
2019	102	FV	607,600	2500	.		610,100	610,100	Year End Roll	1/3/2019
2018	102	FV	537,000	2500	.		539,500	539,500	Year End Roll	12/20/2017
2017	102	FV	489,200	2500	.		491,700	491,700	Year End Roll	1/3/2017
2016	102	FV	489,200	2500	.		491,700	491,700	Year End	1/4/2016
2015	102	FV	451,900	2500	.		454,400	454,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:09:43

LAST REV

Date	Time
10/24/19	11:32:14

apro

USER DEFINED

Prior Id # 1:	89745
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15672

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBBINS ALEXAND	71248-131	1	6/29/2018		830,000	No	No		
ROBBINS JODI/AL	51443-536		7/16/2008		1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1810	Insulate	3,059	C				
11/20/2018	1744	Heat App	6,800	C				
8/28/2018	1236	Dormers	202,500	C				
8/22/2018	1197	Inter-De	18,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2019	SQ Returned	JO	Jenny O
5/3/2018	Measured	DGM	D Mann
1/21/2009	NEW CONDO	BR	B Rossignol
11/24/2008	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8034													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH

UnSketched SubAreas:
GLA: 2188,

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 5			Baths: 1				HB		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	54.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.12989032
Const Adj.:	1.00969899
Adj $ / SQ:	347.959
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	978671
Depreciation:	182033
Depreciated Total:	796638

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	401.89
Special Features:	0	Val/Su Net:	364.08
Final Total:	796600	Val/Su SzAd	364.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,188	347.960	761,334

Net Sketched Area:	2,188			Total:	761,334
Size Ad	2188	Gross Area	2188	FinArea	2188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

140.A-0001-0046.2

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X9	A	AV	1917	38.15	T	40	102			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	Total: 2,500

IMAGE

AssessPro Patriot Properties, Inc